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28 May 2013

To: Chairman – Councillor Robert Turner  
Vice-Chairman – Councillor Lynda Harford  
All Members of the Planning Committee - Councillors David Bard, Val Barrett,  
Brian Burling, Tumi Hawkins, Caroline Hunt, Sebastian Kindersley,  
Deborah Roberts, Neil Scarr, Ben Shelton, Hazel Smith and Nick Wright

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 5 JUNE 2013 at 10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully  
**JEAN HUNTER**  
Chief Executive

**The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.**

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## AGENDA

## PAGES

### PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised May 2013) attached to the electronic version of the agenda on the Council's website.

### PROCEDURAL ITEMS

- 1. Apologies**  
To receive apologies for absence from committee members.
- 2. Declarations of Interest** **1 - 2**
- 3. Minutes of Previous Meeting**  
To authorise the Chairman to sign the Minutes of the meeting held on 8 May 2013 as a correct record.

## **PLANNING APPLICATIONS AND OTHER DECISION ITEMS**

<b>4.</b>	<b>S/0725/13/FL - Duxford (Moorfield Road)</b>	<b>3 - 8</b>
<b>5.</b>	<b>S/2545/12/FL - Harston (land r/o 8 Sheepshead Lane)</b>	<b>9 - 24</b>
<b>6.</b>	<b>S/0747/13/FL- Histon (Histon Baptist Church, Station Road)</b>	<b>25 - 32</b>
<b>7.</b>	<b>S/1131/12/FL- Waterbeach (The Travellers Rest, Chittering)</b>	<b>33 - 40</b>
<b>8.</b>	<b>S/0754/13/FL-Whittlesford (11 West End)</b>	<b>41 - 46</b>

## **INFORMATION ITEMS**

<b>9.</b>	<b>Enforcement Action Update</b>	<b>47 - 50</b>
<b>10.</b>	<b>Appeals against Planning Decisions and Enforcement Action</b>	<b>51 - 54</b>

### **OUR VISION**

South Cambridgeshire will continue to be the best place to live and work in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment. The Council will be recognised as consistently innovative and a high performer with a track record of delivering value for money by focussing on the priorities, needs and aspirations of our residents, parishes and businesses.

### **OUR VALUES**

We will demonstrate our corporate values in all our actions. These are:

- Trust
- Mutual respect
- A commitment to improving services
- Customer service

## **GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL**

While the District Council endeavours to ensure that visitors come to no harm when visiting South Cambridgeshire Hall, those visitors also have a responsibility to make sure that they do not risk their own or others' safety.

### **Security**

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### **Emergency and Evacuation**

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- **Do not** use the lifts to exit the building. If you are unable to negotiate stairs by yourself, the emergency staircase landings are provided with fire refuge areas, which afford protection for a minimum of 1.5 hours. Press the alarm button and wait for assistance from the Council fire wardens or the fire brigade.
- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

### **First Aid**

If someone feels unwell or needs first aid, please alert a member of staff.

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### **Recording of Business and Use of Mobile Phones**

The Council is committed to openness and transparency. The Council and all its committees, sub-committees or any other sub-group of the Council or the Executive have the ability to formally suspend Standing Order 21.4 (prohibition of recording of business) upon request to enable the recording of business, including any audio / visual or photographic recording in any format.

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### **Banners, Placards and similar items**

No member of the public shall be allowed to bring into or display at any Council meeting any banner, placard, poster or other similar item. The Chairman may require any such item to be removed.

### **Disturbance by Public**

If a member of the public interrupts proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared.

### **Smoking**

Since 1 July 2008, the Council has operated a Smoke Free Policy. Visitors are not allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

### **Food and Drink**

Vending machines and a water dispenser are available on the ground floor near the lifts at the front of the building. Visitors are not allowed to bring food or drink into the meeting room.

## EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

### Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

## Planning Committee

### Declarations of Interest

#### 1. Disclosable pecuniary interests (“DPI”)

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

#### 2. Non-disclosable pecuniary interests

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

#### 3. Non-pecuniary interests

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

I have the following interest(s) (\* delete where inapplicable) as follows:

Agenda no.	Application Ref.	Village	Interest type	Nature of Interest
	S/		1* 2* 3*	
	S/		1* 2* 3*	
	S/		1* 2* 3*	

Address/ Location of land where applicable

Signature: .....

Name ..... Date .....

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

5 June 2013

**AUTHOR/S:** Planning and New Communities Director

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**S/0725/13/FL - DUXFORD****Erection of steel framed, pitched roof building for storage purposes - Moorfield Road for Volvo Construction Equipment****Recommendation: Approval****Date for Determination: 17 June 2013**

**The application has been referred to the Planning Committee as the recommendation of approval conflicts with the recommendation of the Parish Council.**

**The application will be presented to the Committee by Dan Smith.**

**Site and Proposal**

1. The application site is the service yard area at the southern point of the Volvo Construction Equipment premises on the West side of Moorfield Road, Duxford. The site is located at the junction of Moorfield Road and the A505 and houses the main headquarters building in the centre of the site with car parking to the North, service yards and storage areas to the East and South sides and with the site access to the East. The site lies outside of the Development Framework of Duxford and within a Flood Zone 2. The site is fairly open to the A505 to the North, with increasing levels of mature planting enclosing the boundaries towards the Southern point of the site. There is a wide verge where Moorfield Road bounds the Eastern side of the site which is grassed with some mature trees and shrub planting.
2. The proposed development is the erection of a steel framed, pitched roof storage building at the Southern end of the site, within the service yard. It is 20 metres long, 20 metres wide with eaves at 5.2 metres and a ridge height of 8.45 metres.

**Relevant Planning History**

3. **S/1113/08/F** – Planning permission was granted for a two storey extension to the existing office/workshop.

**S/1584/04/F** – Planning permission was granted for an extension to the existing car park.

**S/0163/02/F** – Planning permission was granted for alterations to the building to form a new vehicle access door in South elevation.

**S/1406/83/F** – Planning permission was granted for the erection of the main headquarters building.

## **Policies**

4. National Planning Policy Framework
  - DP/1** Sustainable Development
  - DP/2** Design of New Development
  - DP/3** Development Criteria
  - DP/7** Development Frameworks
  - NE/6** Biodiversity
  - NE/11** Flood Risk
  - NE/15** Noise Pollution
  - ET/1** Limitations on the Occupancy of New Premises in South Cambridgeshire
  - ET/5** Development for the Expansion of Firms

## **Consultations**

5. **Parish Council** – has recommended refusal on the grounds that “the proposed building is too high (at 8.45 metres) and too close to Moorfield Road. The application did not include a perspective of the street view but the [Parish] Council feels that it would be detrimental to the view when entering the village.”
6. **Environment Agency** – does not object to the proposed development but requests informatives be added to any permission relating to the storage of chemicals, surface water discharge and control of pollutants.

## **Representations**

7. No representations have been received in respect of the proposed development.

## **Planning Comments**

8. The main planning considerations in this case are the principle of the development, the impact on flood risk and the impact on the character of the area.
9. **Principle** – The proposed building would provide approximately 400 sqm of storage floor space on the site of a well-established business within South Cambridgeshire. In as much as the creation of a storage building represents an expansion of the business, the proposal is considered to comply with the requirements of policy ET/5, given that the site is an existing developed site next to or very close to village frameworks of Duxford to the South and Whittlesford to the North. As such, the principle of the building is considered to be acceptable.
10. **Flood risk** – The proposed building would be located within a Flood Zone 2 which is the medium risk level, and its use falls within the ‘less vulnerable’ category of development. The Environment Agency has not expressed concern and is content that the Local Planning Authority determine the development in accordance with its standing advice. The building would be located on an area of existing hardstanding and would therefore not result in the loss of any permeable surface or harm to surface water drainage. The Flood Risk Assessment states that the site has not flooded during the applicant's occupation of the site which goes back to the 1980s



and it is therefore considered that the building would not be at any significant risk from flooding. The proposed development is therefore considered to be acceptable in terms of Flood Risk. The Environment Agency has requested informatives relating to the storage of chemicals, surface water discharge and control of pollutants be brought to the attention of the applicant and these will be added to any permission.

11. **Character of the area** – The proposed building would be partially screened in views from the public domain which are primarily from Moorfield Road to the East, although given the size of the building it would still be visible in those views. The opinion of Duxford Parish Council is that the building is too large and prominent and would harm the character of the area at the Northern entrance to the village. However, in views on approach from the North the building would be on the outside of the bend in the road and given the screening provided by existing planting and the potential for supplementing that planting, it is not considered that the building would be unduly prominent. On approach from the South the building would be seen more directly, however it would be seen against the backdrop of the main headquarters building and would also be partially screened by mature planting. A scheme for additional boundary landscaping would be required by condition and on that basis it is considered that the proposed development is acceptable in terms of its impact on the character of the area.

#### **Recommendation**

12. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application be granted Planning Permission, subject to conditions relating to:
  1. Timescale for implementation
  1. Approved Plans
  2. Materials
  3. Scheme of Soft Landscaping

**Background Papers:** the following background papers were used in the preparation of this report:

- **Local Development Framework Core Strategy 2007**
- **Local Development Framework Development Control Policies 2007**
- **Planning File ref: S/0725/13/FL**

**Contact Officer:** Dan Smith - Senior Planning Officer  
01954 713162

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**South  
Cambridgeshire  
District Council**

### Planning Dept - South Cambridgeshire DC



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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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REPORT TO: Planning Committee

5 June 2013

AUTHOR/S: Planning and New Communities Director

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**S/2545/12/FL – HARSTON**

**Erection of detached dwelling following demolition of existing buildings and removal of caravans at Land r/o 8 Sheepshead Lane for Garden House Homes Limited**

**Recommendation: Delegated Approval**

**Date for Determination: 8 February 2013**

**Notes:****Departure Application**

**This application has been referred back to the Planning Committee for determination as the Parish Council has concerns that the Committee may have been led to believe its objection no longer applied.**

**Members of the Planning Committee will visit the site on Tuesday 4 June 2013.**

**To be presented to the Committee by Kate Wood****Background**

1. At the Planning Committee meeting on 6 March 2013, members resolved to grant planning permission for the above development. The S106 Agreement has subsequently been completed but the decision has not been issued. The relevant Minute of the Committee Meeting reads:

**“Louise Newbery (applicant's agent) addressed the meeting.**

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Section 106 Legal Agreement securing financial contributions towards the provision and maintenance of public open space, provision of indoor community facilities and household waste receptacles, and payment of Section 106 monitoring and legal fees, and subject also to the Conditions set out in the report from the Planning and New Communities Director.”

2. At that committee meeting, officers reported a late representation by the agent, which requested that Members be made aware of a meeting that had taken place between the County's Highways Officer and representatives of the Parish Council, following which the Highways Officer had stated her understanding that the Parish Council no longer wanted any junction improvements. That meeting had taken place in 2012, before the Parish

Council had sent its objection in January 2013 on grounds which included the proviso that the safety of the junction should be improved. As the relative dates were not made sufficiently clear to Members, they may have had the impression that the Parish Council no longer objected on this ground, and this may have materially influenced their decision to approve.

3. It is important that regulatory decisions are both made, and seen to made, on the basis of relevant material considerations. Consequently, any confusion as to how the views of the Parish Council were weighed does potentially undermine the robustness of the resolution made by the committee in March. Members are therefore requested to re-consider the application in light of the above. The original report to Committee and the written update report are attached as appendices. The S106 has since been completed but this does not compel the planning authority to grant consent.
4. Members will be aware that the original report to Committee noted at paragraphs 29-30 that the proposed dwelling would result in less conflict at the junction of Sheepshead Lane with the High Street than could continue with the authorised use and would therefore be to the benefit of highway safety. Accordingly, the recommendation remains one of approval of the application. However, noting the Parish Council's remaining concerns for the safety of the junction as a matter separate from the application proposal; officers are addressing this as a separate matter. The County Council's Safety Audit Team have offered to report on the matter, which will be followed by a site meeting between SCDC planning, County highways and the Parish Council, to consider what measures could appropriately be taken to improve general safety at the junction.

**Recommendation**

5. Approve the application subject to the conditions noted in paragraph 38 of the report to Committee on 6 March 2013 and to the S106 Agreement dated 15 April 2013.

**Contact Officer:** Kate Wood – Team Leader (East)  
Telephone: (01954) 713264

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

6 March 2013

**AUTHOR/S:** Planning and New Communities Director

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**S/2545/12/FL – HARSTON**

**Erection of detached dwelling following demolition of existing buildings and removal of caravans at Land r/o 8 Sheepshead Lane for Garden House Homes Limited**

**Recommendation: Delegated Approval**

**Date for Determination: 8 February 2013**

**Notes:**

**Departure Application**

**This application has been reported to the Planning Committee for determination as the Officer recommendation does not satisfy one of the provisos in the response received from the Parish Council**

**To be presented to the Committee by Kate Wood**

**Site and Proposal**

1. The site, which extends to 0.32 hectares, lies outside the Harston village framework and within the countryside and Green Belt. It is used for the manufacture and storage of concrete paving slabs and for the storage of touring caravans. It comprises two single-storey outbuildings, a significant amount of open storage of materials and pallets and, adjacent to the eastern end of the southern boundary, open storage of up to 30 caravans. The site is accessed via Sheepshead Lane, a narrow single-width private track that serves eight residential properties and emerges onto the High Street directly adjacent to the petrol filling station.
2. The application proposes to erect a detached four-bedroom dwelling on the site following the demolition of the existing buildings, the removal of the caravans and the cessation of the existing commercial use of the land. The proposed dwelling would be located towards the southern end of the site. It would be mainly single-storey in scale and contemporary in design, consisting of timber and render walls under a series of curved roofs. The dwelling is designed to be constructed to Code Level 5 and to Lifetime Homes standards, by incorporating features such as a ground source heat pump and photovoltaic panels, rainwater harvesting and greywater recycling.

**Planning History**

3. S/1905/11 – Erection of dwelling and carport following demolition of existing buildings – application withdrawn.

4. S/0924/10/LDC – Lawful Development Certificate for existing use of land for manufacture and storage of concrete paving slabs and ornaments and storage of touring caravans – granted.
5. S/1518/75/F – Use of land and buildings for nursery purposes – approved.
6. S/1168/75/F – Change of use of shed to office – approved.
7. S/0672/75/F – Use as landscape garden business – permission required.

### **Planning Policy**

8. National Planning Policy Framework 2012
9. South Cambridgeshire Local Development Framework Development Control Core Strategy 2007:  
ST/1: Green Belt  
ST/6: Group Villages
10. South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007:  
  
DP/1: Sustainable Development  
DP/2: Design of New Development  
DP/3: Development Criteria  
DP/4: Infrastructure and New Developments  
DP/7: Development Frameworks  
GB/1: Development in the Green Belt  
GB/2: Mitigating the Impact of Development in the Green Belt  
HG/1: Housing Density  
NE/1: Energy Efficiency  
NE/6: Biodiversity  
NE/15: Noise Pollution  
SF/10: Outdoor Playspace, Informal Open Space and New Developments  
SF/11: Open Space Standards  
TR/1: Planning for More Sustainable Travel  
TR/2: Car and Cycle Parking Standards
11. South Cambridgeshire LDF Supplementary Planning Documents (SPD):  
Open Space in New Developments – Adopted January 2009  
Trees and Development Sites – Adopted January 2009  
District Design Guide – Adopted March 2010  
Landscape in New Developments – Adopted March 2010
12. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

### **Consultation by South Cambridgeshire District Council as Local Planning Authority**

13. **Harston Parish Council** – “Recommends approval of the construction of the attached mentioned dwelling at Sheepshead Lane but with the two following provisos:



- Only one house, as mentioned in this planning application, should be constructed on this site. No further building should take place, in the future, on this green-belt plot of land.
- The junction of Sheepshead Lane and Harston High Street [A10] is, in its current configuration, dangerous for traffic. The safety of this junction must be improved.

If these two provisos cannot be met, it is recommended that this development does not proceed.”

14. **The Trees Officer** – Raises no objections, stating that the boundary trees are not afforded any statutory protection. However, they are significant in screening the site and should therefore be retained.
15. **The Environmental Health Officer** – Expresses concern that problems could arise from noise during the construction period. As such, any consent should be subject to a condition to control the hours of use of power-operated machinery during the construction period.
16. **The Environmental Health Officer (Contaminated Land)** – States that the site is of former commercial/manufacturing use and a contamination investigation condition should therefore be added to any consent.
17. **The Local Highways Authority** – Raises no objections, stating that no significant adverse effect upon the public highway should result from this proposal. It also confirms that it would not request the developer to carry out any highway works as mentioned within the Transport Statement.

#### **Representations by members of the public**

18. A letter of support has been received from No. 8 Sheepshead Lane. The main points raised are:
  - The proposal is supported providing the paving and caravan storage businesses cease.
  - The low-rise building would be quite unobtrusive.
  - The erection of one dwelling would resulting reduced traffic compared to the existing paving business.
  - If the application is rejected, the paving business could be expanded resulting in more heavy traffic.
19. A letter of objection has been received from residents within Sheepshead Lane. The main points raised are:
  - The access from and egress to the A10 is already problematical with eight dwellings using it. The configuration at the point it joins the A10 is highly dangerous and one of the residents has been involved in an accident at this junction.
  - At the time of a previous application for further housing development with access to the High Street, it was decided on appeal that the lane is suitable for one additional residence. Planning permission was granted only on the condition that improvements must be made to the opening of the lane onto the High Street. The property has been built but no improvement has been made.
  - The current application provides detailed traffic movements for the period April 2006-March 2007. It would have been more appropriate to provide figures for

2012 as these would have shown minimal traffic movements connected with the site. Little if any business has been conducted at the site for the last 2 years. The claim that there would be a 30% reduction in traffic movements is therefore inaccurate.

- This aside, there are no objections to the single dwelling applied for, but the application should not set a precedent for further or different applications for the site.

### **Material Planning Considerations**

#### ***Principle of development in the Green Belt***

20. The site lies outside the defined village framework for Harston and within the countryside and Green Belt.
21. Policy DP/7 of the 2007 Local Development Framework states that, outside village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside will be permitted. LDF Policy GB/1 contains a presumption against inappropriate development in the Green Belt, as defined within PPG2: Green Belts. PPG2 has since been superseded by the National Planning Policy Framework. This states that the construction of new buildings is inappropriate in the Green Belt unless it comprises: the replacement of a new building that is in the same use and not materially larger than the one it replaces; or the redevelopment of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it. The erection of a new dwelling on the site would be contrary to LDF Policy DP/7 and classed as inappropriate development in the Green Belt, and the application has therefore been treated and advertised as a Departure from the Development Plan.
22. The guidance in the NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and it is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other material considerations.
23. It is therefore next necessary to consider whether the development results in any additional harm.

#### ***Visual impact and openness of the Green Belt***

24. The site is set some distance off the High Street, to the rear of existing dwellings that are accessed off Sheepshead Lane. It is enclosed on three sides by mature trees and hedges and is therefore relatively well concealed in the landscape, although the western side boundary is relatively open providing views of the open fields beyond. The existing use/buildings on the site are low in scale but sprawling, and consists of a combination of single-storey buildings, open storage of materials and caravan storage.
25. The proposed dwelling would be a largely single-storey property, of contemporary design, incorporating a sunken driveway running to a lower level garage and a basement level to provide additional accommodation. The design incorporates a range of interlocking building sections, of varying heights, set in a curved form and contained under a number of gently sloping and curved roofs with varying eaves heights that wrap over the building. External materials comprise timber horizontal

cladding with contrasting render panels for the walls, and green sedum and photovoltaic cells for the main roofs. The property would be located at the southern end of the site, in the approximate area of the existing outbuildings but slightly further to the north of the access point, thereby opening up views of the countryside beyond. Given that the dwelling would be predominantly single-storey above ground level, that its footprint would be comparable to those of existing structures, the development is not considered to result in harm to the rural character of the area or to the openness of the Green Belt.

***Highway safety impacts***

26. The site is accessed via Sheepshead Lane which presently serves 8 dwellings and the existing commercial site. The application has been accompanied by a Transport Statement. This explains that the junction of Sheepshead Lane with the High Street is close to the southern point of access to the adjacent petrol filling station. Activity figures for April 2006 – March 2007 are provided showing an average of 20 two-way vehicle movements per day, with a high proportion of these movements being by HGV's. It is estimated the dwelling would result in 6 two-way movements per day. As such, the TS states that the development would reduce the number of movements that the lawful use of the site has the potential to generate as well as resulting in the complete cessation of HGV traffic.
27. The Parish Council has recommended approval of the application but only subject to the proviso that safety improvements be carried out at the junction of Sheepshead Lane and Harston High Street.
28. The junction referred to by the Parish Council emerges onto the High Street directly adjacent to the southern access into the petrol filling station. The Local Highways Authority has been consulted on the proposal and has advised that no significant adverse effect upon the public highway would result from the proposal and that it would not request any highway works to be carried out as referred to within the Transport Statement.
29. Whilst it is accepted that there are problems with the existing junction, highways improvements can only be required if the Highways Authority considers that the highway safety implications of a proposal are such that, without the improvements, the proposal would be unacceptable. In this instance, it appears from a number of comments received that the business has been run on a low-key basis for the last couple of years and that there have therefore been a relatively low number of traffic movements associated with the use. However, the application needs to be considered on the basis of the traffic/level of activity that the existing lawful use (for manufacture of paving slabs and caravan storage) has the potential to generate. The Transport Statement, which provides historic figures at a time when the use was much busier than today, gives a more realistic indication of the likely traffic generation if, for instance, the site was sold on and operated by another company. It is clear that the number of movements associated with one dwelling would be much lower than could be generated by the lawful use of the site, whilst there would also be a difference in the type of movements (ie – cars rather than HGV's).
30. The proposal would represent an improvement in the existing situation. The cessation of the existing use and erection of one dwelling on the site would reduce conflict at the junction of Sheepshead Lane with the highway, and, hence, be beneficial from a highway safety perspective. Given this situation, highways improvements could not therefore be justified if planning permission were to be granted for the proposal.

***Residential amenity impacts***

31. The site is sufficiently isolated from residential properties to ensure that the dwelling itself would not result in any harm to the amenities of occupiers of adjacent properties by reason of overlooking/overshadowing etc.
32. The Environmental Health Officer has raised no objections to the application subject to controls over the use of power-operated machinery during the construction period.
33. During pre-application discussions, the Environmental Health Officer advised that there was no record of any formal complaints having been received from nearby residents in respect of the current use of the site. However, given the locality of the site and nearby noise sensitive dwellings, the view was taken that the lawful use of the site has the potential to have an adverse impact upon the amenities of nearby residents, and that noise would realistically decrease if permission were granted for a single dwelling in place of the existing use.

***Very special circumstances***

34. The application argues that the level and type of vehicle movements associated with a single dwelling, as opposed to the established commercial use of the site, would benefit highway safety and the amenities of nearby residents, and that the removal of the existing commercial use would also be of benefit to the visual amenities of the area.
35. Whilst, as referred to in the preceding paragraphs, there is no record that the existing use is causing any problems from a highway safety or residential amenity perspective, both the Local Highways Authority and Environmental Health Officer acknowledge there would be gains from the cessation of the use and its replacement with a single dwelling on the site. By all accounts, the use is effectively being 'wound down' and has been operated on a very low-key basis for at least two years. However, it must be emphasised that, based on the lawful permitted use of the site and the large extent of land covered by that use, the site has the potential to generate a significant level of activity (eg – manufacture of paving slabs) and vehicle movements (both cars and HGV's). The existing use therefore represents a non-conforming use in a residential area and its cessation would benefit the amenities of surrounding residents and highway safety.
36. The NPPF states that new buildings may be acceptable if it comprises the partial or complete redevelopment of previously developed sites (brownfield land) that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The land is classified as brownfield land (following the granting of the LDC in 2010) and, as concluded in this report, the development would not harm the openness of the Green Belt. In summary, taking into account a combination of the benefits of the cessation of the existing use (to highway safety and the amenities of adjacent residents), the guidance in the NPPF relating to the redevelopment of existing brownfield sites, and the scale/design of the proposed dwelling, it is considered that these constitute the very special circumstances required to support the application.

***Developer contributions/S106 Agreement***

37. The proposal would result in the need for a financial contribution towards the provision and maintenance of open space, in accordance with the requirements of Policies DP/4 and SF/10 of the Local Development Framework. Based on the

proposed four-bedroom dwelling, this amounts to £4,258.90. It would also result in the need for contributions towards the provision of indoor community facilities (£703.84), and household waste receptacles (£69.50), together with additional costs relating to Section 106 monitoring (£50) and legal fees (minimum £400). The applicant has submitted a completed Heads of Terms confirming agreement to these payments, and the Section 106 agreement required to secure these payments is presently being drafted.

### **Recommendation**

38. Subject to the prior signing of a Section 106 Agreement to secure the required contributions, delegated powers are sought to approve the application subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL011, PL012, PL013, PL014, PL015 and PL016  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
  3. The materials to be used for the development, hereby permitted, shall accord with the specification in the application form and approved plans, unless otherwise approved in writing by the Local Planning Authority.  
(Reason – To ensure the appearance of the development is satisfactory, in accordance with Policy DP/2 of the adopted South Cambridgeshire Local Development Framework 2007.)
  4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the commencement of and shall be retained in accordance with the approved details thereafter.  
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
  5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
  6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any

part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

7. During the period of construction and demolition, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason – To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the Local Development Framework 2007.)

8. No development approved by this permission shall be commenced until:

- a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.

(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: Open Space in New Developments, District Design Guide

- National Planning Policy Framework 2012
- Circular 11/95
- Planning File References: S/2545/12/FL, S/1905/11, S/0924/10/LDC, S/1518/75/F, S/1168/75/F, S/0672/75/F

**Case Officer:** Lorraine Casey – Senior Planning Officer  
Telephone: (01954) 713251

Appendix 1

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

6 March 2013

**AUTHOR/S:** Planning and New Communities Director

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**S/2545/12/FL - HARSTON**  
**Erection of detached dwelling following demolition of existing buildings and  
removal of caravans**  
**at Land r/o 8 Sheepshead Lane for Garden House Homes Limited**

**Recommendation: Delegated Approval**

**Date for Determination: 8 February 2013**

**A. Update to the report**

**Agenda report paragraph number:** 19 - representations

One additional letter has been received:

"I live at 8 Sheepshead Lane, Harston and have already written in support of this application. I have read the Report of the Case Officer and would like to refer to Para 19 and the letter of objection sent in by other residents of Sheepshead Lane. The Report quotes from this letter: "Planning permission was granted only on the condition that improvements must be made to the opening of the lane onto the High Street. The property has been built but no improvement has been made." (This refers to the house where I now live at 8 Sheepshead Lane)

The quoted statement is incorrect in that no such condition was imposed. In fact the proposed improvements submitted with my Planning Application were specifically excluded from the Conditions as they were not supported by the Local Highway Authority."

**Officer Comments:** No change to the recommendation.

**Contact Officer:** Lorraine Casey – Senior Planning Officer  
Telephone: (01954) 713251

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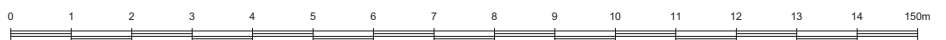
# Harston



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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

5 June 2013

**AUTHOR/S:** Planning and New Communities Director

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**S/0747/13/FL – HISTON**  
**Construction of Car Park at Histon Baptist Church, Station Road**  
**for Histon Baptist Church**

**Recommendation: Approval**

**Date for Determination: 5 June 2013**

**Notes:**

**This application has been reported to the Planning Committee for determination as the officer recommendation conflicts with the recommendation of Histon Parish Council**

**To be presented to the Committee by Karen Pell-Coggins**

**Conservation Area**

**Site and Proposal**

1. The site is located within the Histon village framework. It currently forms a piece of land to the north Histon Baptist Church that is used as an access driveway and informal parking area. The existing access is constructed from stone chips on tarmac and the parking area is grass, some of which has worn away. It provides approximately 17 parking spaces including two disabled spaces but these are not formally marked out. Histon Baptist Church is a grade II listed building. A Tree Preservation Order covers the Silver Birch trees either side of the access driveway and to the front of parking area. There is an Awarded Watercourse to the north. The site lies within flood zone 3 (high risk).
2. Nos. 54 and 56 Station Road are a pair of grade II listed cottages that are located to the north of the site. Nos. 79/81 Station Road and 83 Station Road are grade II listed cottages that are located on the opposite side of Station Road to the south east. There is a grade II listed war memorial on the opposite side of Station Road to the north east.
3. This full planning application, received 10 April 2013, as amended, seeks the construction of a formal parking area to replace the existing informal parking area. The parking area would measure approximately 450 square metres and comprise 20 spaces. The surface material would be 20mm golden gravel. It would be edged with concrete match the existing. Soak trenches would be provided for surface water drainage purposes.

**Planning History**

4. Planning permission was granted for improvements to driveway and parking area under reference **S/1606/06/F**. This permission has been partially implemented through the use of the area for parking, although the approved surface has not been applied.
5. Planning permission was granted for alterations and extension to church under reference **S/0034/05/F**.

**Planning Policy**

6. ***Local Development Plan Policies***

**South Cambridgeshire LDF Core Strategy DPD, 2007:**

ST/4 Rural Centres

**South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/7 Development Frameworks

CH/4 Development Within the Setting of a Listed Building

CH/5 Conservation Areas

NE/6 Biodiversity

NE/11 Flood Risk

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

**South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Listed Buildings SPD - Adopted July 2009

Development Affecting Conservation Areas SPD - Adopted January 2009

Trees & Development Sites SPD - Adopted January 2009

Landscape in New Developments SPD - Adopted March 2010

Biodiversity SPD - Adopted July 2009

District Design Guide SPD - Adopted March 2010

**Consultation by South Cambridgeshire District Council as Local Planning Authority**

7. **Histon Parish Council** – Recommends refusal and comments as follows: -  
“Noting the proposal is in a sensitive part of the village conservation area, surrounded by listed buildings and monuments, whose integrity and listed building status depend significantly on the landscape that surrounds them, concerns were raised at the potential loss of the current green open vista from the existing arrangement of the Baptist Church. The previous planning application submission for the existing parking arrangement granted in October 2006 recognised this sensitivity with the use of grasscrete or similar material and the lack of formal parking bays. The Parish Council do not object to the provision of car parking for the Church in this area, but have concerns of the area itself being used as a public car park and the proposed vista created by such a large hardstanding area, with no additional landscaping proposed to soften the boundaries. If SCDC are minded to make a recommendation of approval, the Parish Council would like conditions covering sensitive times of delivery and access to the site noting the nearby school, nursery and groups using the Baptist Church, low level landscaping plan to soften the boundaries and loss of open vista, and works permitted to areas adjacent trees must be carried out using a no-dig method.
8. **Conservation Officer** – Has concerns in relation to the encroachment of the parking area into the open green space at the front of the site and that the parking layout is not practical. Queries the need for the timber fence as it would add clutter that would neither preserve nor enhance the setting of adjacent listed buildings or the character and appearance of the conservation area.
9. **Local Highways Authority** – Requires a condition with regards to the submission of a written method statement of how the intended works are to be carried out in relation to the normal operation of the adopted public highway, in particular, how pedestrian traffic will be safely guided past the works without conflict with motor vehicles. Also requests an informative with regards to works to the public highway.
10. **Environmental Health Officer** – Considers that the development would not result in any significant noise or environmental pollution impacts.
11. **Trees and Landscapes Officer** – Comments that there are TPO Silver Birch on site but the area has clearly been used for parking for considerable time and the area is compromised and

compacted. Has no objections in principle requires subject to a condition in relation to the installation of fencing during the construction of the car park to prevent encroachment into the rooting area of the trees and/or no dig construction for the surface within the rooting area of the trees.

12. **Landscape Design Officer** – Has no objections but recommends conditions in relation to full details of hard and soft landscaping works, details of existing trees on the land with information of those to be retained or removed, a scheme for the provision and implementation of surface water drainage, and the provision of a disabled parking bay.
13. **Environment Agency** – Has no objections on flood risk and drainage grounds and comments that the Flood Risk Assessment is appropriate for the scale and nature of the development. Notes that the adjacent watercourse is an Award Drain and that Histon and Impington has had localised flooding in the area. Requests that the Land Drainage Manager is consulted. Suggests informatives in relation to surface water drainage.
14. **Land Drainage Manager** – No comment.

#### **Representations by Members of the Public**

15. None received.

#### **Material Planning Considerations**

16. The key issues to consider in the determination of this application are the impacts of the development upon the setting of adjacent listed buildings, the character and appearance of the conservation area, trees and landscaping, highway safety, neighbour amenity, and flood risk.

#### **Listed Building/ Conservation Area**

17. The proposal, as amended, is not considered to damage the setting of the adjacent listed buildings and would preserve the character and appearance of the conservation area. The extent of the parking area would match that previously approved. Whilst the comments of the Parish Council are acknowledged, the introduction of a more formal arrangement through the use of gravel and concrete edging is not considered visually inappropriate and would retain the openness and semi-rural character and appearance of the area.

#### **Trees**

18. The proposal is not considered to result in the loss of any significant trees that make an important contribution to the visual amenity of the area given the existing lawful use of the site and providing a condition is attached to any consent to agree tree protection measures such as the erection of protective fencing and/or no dig construction within the rooting area of the trees.

**Highway Safety**

19. The proposal is not considered to result in a material increase in traffic generation to and from the site that would be detrimental to highway safety, given the existing lawful use of the site. A condition would be attached to any consent to agree a method statement of how the intended works are to be carried out in relation to the normal operation of the adopted public highway.

**Neighbour Amenity**

20. The development is not considered to seriously harm the amenities of neighbours through through a significant rise in the level of noise and disturbance given the existing lawful use of the site.

**Flood Risk**

21. The site lies within flood zone 3 (high risk). The development is not considered to significantly increase the risk of flooding to the site and surrounding area given that the surface of the parking area would be permeable and the soak trenches proposed would give additional storage capacity to provide a satisfactory method of surface water drainage. The proposed use would not be unduly vulnerable to the flooding of the adjacent watercourse.

**Conclusion**

22. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

**Recommendation**

23. It is recommended that the Planning Committee approves the application (as amended) subject to the following conditions and informatives: -

**Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: To be confirmed.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. Details of the materials to be used in the construction of the car park, hereby permitted, shall follow the specifications as stated in the design and access statement and shown on the approved drawings unless otherwise approved in writing by the Local Planning Authority.  
(Reason- To ensure the development preserves the setting of adjacent listed buildings and the character and appearance of the conservation area in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.



(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. No development shall take place until details of the method of no-dig construction for the car park within the Root Protection Area of the adjacent trees have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007).

7. No development shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority that sets out how the works are to be carried out in relation to the normal operation of the adopted public highway. Particular reference should be made to how pedestrian traffic will be safely guided past the works without conflict with motor vehicles.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

### **Informatives**

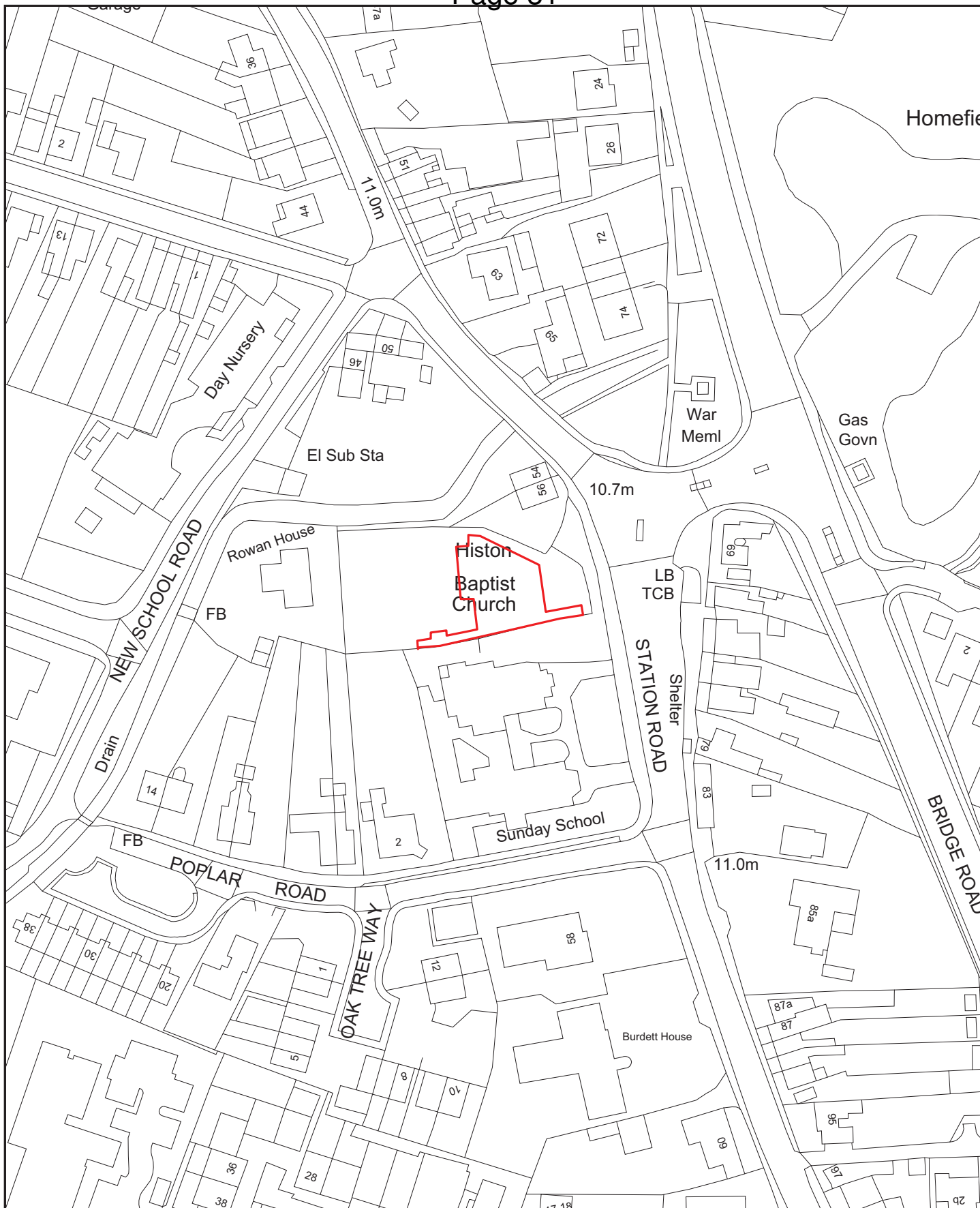
1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. Surface water from roads and impermeable vehicle parking areas shall be discharged using trapped gullies.
3. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse, or surface water sewer.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/0747/13/FL, S/1606/06/F, & S/0034/05/F

**Contact Officer:** Karen Pell-Coggins - Senior Planning Officer  
Telephone: (01954) 713230

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

5 June 2013

**AUTHOR/S:** Planning and New Communities Director

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**S/1131/12/FL - CHITTERING****Change of use of vacant public house, management flat and guest rooms to nine residential flats and associated works for Mr Colin Crickmore****Recommendation: Approval****Date for Determination: 18 July 2012****Notes:**

**This Application has been reported to the Planning Committee for determination because the recommendation of Officers does not accord with the recommendation of Waterbeach Parish Council.**

**Members will visit this site on 4 June 2013**

**To be presented to the Committee by Ray McMurray**

**Site and Proposal**

1. This full application seeks planning permission for the conversion of existing buildings to provide nine flats and the closure of the existing vehicular access onto the A10 Ely Road. Acoustic fencing is proposed around the perimeter of the future garden area.
2. The existing site comprises a vacant two-storey public house and car park with access directly onto the A10, together with a detached single-storey annexe for additional guest accommodation. The site is located to the east of the A10 at the junction of School Lane. To the north and east the site is adjoined by a touring caravan site. School Lane provides access for a small number of detached dwellings.
3. In amended proposals received 25 January 2013 the application proposes two areas of shared garden in place of the existing car park, and the provision of a new car park to the south of the annexe with access onto School Lane. 12 parking spaces would be provided. The acoustic fencing would have a height of 3.5 metres and would subdivide the site and be located on the northern perimeter. On the A10 frontage the fence would be set back from the pavement by between 6 and 7 metres to allow for a significant belt of screen planting to be provided.
4. The density is 30 dwellings per hectare.
5. The application has been supported with a Planning Statement, Flood Risk Assessment and a Noise Assessment.

**Planning History**

6. **S/2510/11** – Change of use to nine flats                      Withdrawn 10 April 2012

**S/0119/04/F**- Building for 8 guest rooms Approved 16 December 2004  
**S/0265/98/F**- Extension to public house and car park Approved 1998

### **Planning Constraints**

7. The site lies in the countryside beyond any development framework and within flood zone 3 (Significant risk: the chance of flooding in any year is greater than 1.3% (1 in 75)). The A10 Ely Road is a trunk road.

### **Planning Policy**

8. **National Planning Policy Framework** (2012) - Housing applications should be considered in the context of the presumption in favour of sustainable development (*paragraph 49*). Local Planning Authorities should normally approve planning applications for change to residential use from commercial buildings where there is an identified need for additional housing, provided that there are not strong economic reasons why such development would be inappropriate (*paragraph 51*). The planning system should prevent new development from being put at unacceptable risk from noise pollution (*paragraphs 109 and 123*).
9. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**  
**ST/3** (Re-Using Previously Developed Land and Buildings) – Between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.
10. **South Cambridgeshire Development Control Policies Development Plan Document (2007)**
  - DP/1** (Sustainable Development)
  - DP/2** (Design of New Development)
  - DP/3** (Development Criteria)
  - DP/4** (Infrastructure and New Developments)
  - DP/7** (Development Frameworks)
  - HG/1** (Housing Density)
  - HG/2** (Housing Mix)
  - HG/3** (Affordable Housing)
  - HG/8** (Conversion of Buildings in the Countryside for Residential Use)
  - SF/1** (Protection of Village Services and Facilities)
  - NE/4** (Landscape Character Areas)
  - NE/6** (Biodiversity)
  - NE/11** (Flood Risk)
  - NE/15** (Noise Pollution)
  - TR/1** (Planning for More Sustainable Travel)
  - TR/2** (Car and Cycle Parking Standards)
11. **South Cambridgeshire Local Development Framework Supplementary Planning Documents**
  - District Design Guide SPD (2010)
  - Open Space in New Developments SPD (2009)
  - Affordable Housing SPD (2010)
  - Landscape in New Developments SPD (2010)

**Consultation by South Cambridgeshire District Council as Local Planning Authority**

12. **Waterbeach Parish Council**- Objection to the amended scheme received 25 January 2013, commenting that: 'Height of fence: 11 foot 6 inches is too high for a rural setting'. The Parish Council had earlier raised concerns (but not objection) to the proposed removal of the hedge on the School Lane frontage, and to the impact on visibility at the junction from the proposed planting of a hedge on the Ely Road frontage.
13. **Landscape Design Officer** – The proposed landscape treatment is acceptable and has been the subject of detailed discussion. Landmark trees should be planted in the gardens and additional planting on the boundary with School Lane.
14. **Environmental Health Officer** – The EHO is concerned about the impact of noise on the amenity of future residents from traffic noise levels from the A10. Every room will require a substantial upgrade to achieve noise insulation requirements. Garden areas must not be exposed to traffic noise that will cause serious annoyance or be a detriment to amenity and health. A condition to require approval details of a noise insulation scheme is recommended. External artificial lighting should be controlled by condition.
15. The provision of a 3.5 metre-high acoustic barrier in the positions shown on the amended plan received 25 January 2013 is the minimum necessary to achieve an adequate noise reduction in the garden areas.
16. **Affordable Homes Manager** – As no Registered Providers are interested in the property a commuted sum in lieu of on-site provision is acceptable in this case. The sum has been agreed with the applicant.
17. **Section 106 Officer**- Financial contributions towards affordable housing, open space, community facilities, and household waste facilities will be required.
18. **Cambridgeshire County Council Growth and Economy** – A contribution towards Strategic Waste Infrastructure is required as the site is in the catchment area for Milton Household Recycling Centre.
19. **Local Highway Authority**- no objection to the closure of the existing access and the creation of new accesses onto School Lane. This will result in significant improvement in terms of highway safety. The limited amount of on-street visitor parking that the development is likely to generate can be accommodated on School Lane.
20. **Highways Agency** – No objection.
21. **Environment Agency** – No objection.
22. **Waterbeach Internal Drainage Board** – No objection.

#### **Representations by members of the public**

23. Representations have been received from 4 dwellings on School Lane:
  - a) Additional traffic on School Lane and the junction which is busy at peak times.
  - b) The caravan site already generates traffic at his junction.
  - c) The public house should be retained.
  - d) This is a hamlet where new housing is restricted.
  - e) The annexe is in use for short-term lets.

- f) Loss of planting on School Lane frontage.
- g) Hedgerow planting on the frontage will be a hazard for traffic using the junction.
- h) The site is not connected to mains drainage, as stated.

### **Material Planning Considerations**

#### *Principle of development*

- 24. The site has been marketed since May 2011 with no offers being received. The Traveller's Rest went into receivership in April 2011. There are nine public houses within a 5-mile radius. Cambridge Research Park offers vacant B1 units within close proximity to the site. Policy HG/8 allows for the conversion to residential of redundant rural buildings if use for employment purposes has become inappropriate. The recent history of the use indicates that this is the case in this instance. Although the site is not within a development framework it is located adjacent to a bus route and considered to be in a reasonably sustainable location for that reason.
- 25. The applicant has indicated a willingness to enter into a legal agreement for the payment of infrastructure contributions.

#### *Highway safety*

- 26. The concerns raised by local residents are noted but are not supported by the local highway authority representatives, who consider that an improvement to highway safety will result from the development.

#### *Landscape impact*

- 27. In order to secure safe levels of noise attenuation in the communal garden areas substantial fencing 3.5 metres high is required to be erected to meet environmental standards. This will change the appearance of the site and the impact on the landscape setting. Officers consider that the harm to the landscape can be substantially mitigated by new planting along the frontage to the A10. This limited harm is to be balanced with the benefit of housing provision in a reasonably sustainable location, for which there is currently a shortage in the District housing supply. Officers consider that the balance is in favour of granting planning permission.
- 28. Details of landscaping can be agreed by condition, including suitable planting on the School Lane frontage to screen existing buildings.

### **Recommendation**

- 29. It is recommended that the Planning Committee approves the application as amended and to the prior completion of a Section 106 Agreement and the following Conditions (headline)

#### **Conditions**

- 1. Time limit
- 2. Approved drawings
- 3. Removal of permitted development rights
- 4. Landscaping details
- 5. Retention of landscaping
- 6. Retention of parking
- 7. Scheme of noise insulation and attenuation
- 8. Details of artificial lighting
- 9. Control of power-operated machinery during the construction period.



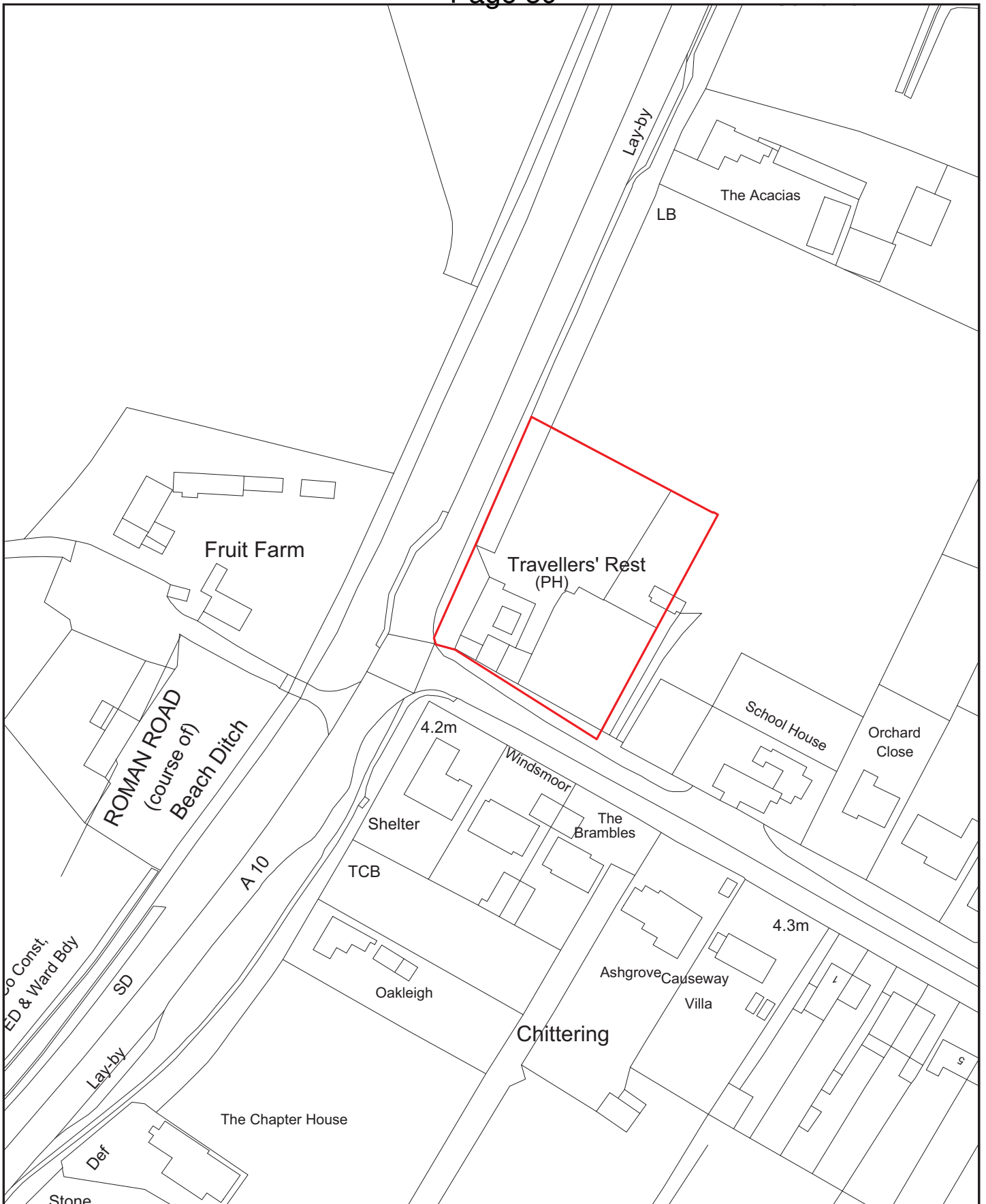
10. Management of deliveries during the construction period.
11. Visibility spays

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- National Planning Policy Framework
- Planning file ref S/1131/12/FL

**Case Officer:** Ray McMurray – Principal Planning Officer  
Telephone: (01954) 713259

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

5 June 2013

**AUTHOR/S:** Planning and New Communities Director

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**S/0754/13/FL - WHITTLESFORD****Extension and alterations to Garage-11 West End, Whittlesford, Cambridge, CB22 4LX  
For Mrs Annie Topping****Recommendation: Approve****Date for Determination: 5 June 2013**

**This Application has been reported to the Planning Committee for determination as the applicant is related to Cllr Topping an elected member of the Council.**

**Members will visit the site on Tuesday 4<sup>th</sup> June.**

**To be presented to the Committee by Katie Christodoulides**

**Site and Proposal**

1. The site is located within the designated Whittlesford Village Framework, within the Conservation Area and is within the setting of a Grade II Listed Building. No.11 Reeds Cottage, West End is a 17<sup>th</sup> century cottage, with later additions and 20<sup>th</sup> century renovations and lies perpendicular to West End. To the east (front) of the main dwelling lies a detached, 20<sup>th</sup> century single storey garage lying adjacent to the boundary with No. 9 West End. The garage is built from brick and has a pantile roof. A smaller structure lies to the rear of the garage, with a mature protected sycamore tree lying between the two buildings. The site forms a large corner plot and is well screened on all boundaries. Three Grade II Listed Buildings lie opposite the site to the north.
2. The householder application, received as valid on 10 April 2013, seeks an extension to the front of the garage, and raising the pitch and height of its roof. The proposed extension would extend out to the front by 1.9 metres and increase the ridge height of the existing garage by 0.6 metres. The application is accompanied by a Design, Access and Heritage Statement.

**Planning History**

3. **S/1586/05/LB-Alterations-Approved.**  
**S/1245/05/FL-Extensions-Approved.**  
**S/1244/05/LB-Alterations-Approved.**  
**S/0967/96/LB-Alterations-Approved.**  
**S/0966/96/F-Extensions-Withdrawn.**

## **Planning Policy**

4. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, DPD, adopted July 2007:**

DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
CH/4 Development Within the Curtilage or Setting of a Listed Building  
CH/5 Conservation Areas  
NE/6 Biodiversity

5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

District Design Guide SPD - Adopted March 2010  
Trees & Development Sites SPD - Adopted January 2009  
Listed Buildings: Works to or affecting the setting of – Adopted July 2009  
Development Affecting Conservation Areas – Adopted January 2009

## **Consultation by South Cambridgeshire District Council as Local Planning Authority**

6. **Whittlesford Parish Council**-Recommends approval.

7. **Conservation Officer**- Raises no objections. The proposal is for changes to the garage built in the middle half of the 20<sup>th</sup> century which has limited historic interest. The proposed changes to the garage would have a minimal impact on the heritage significance of the listed building and are preferable to other options for increasing space such as an extension to the house. The proposal follows an initial meeting on site which considered options in general terms. Conditions in relation to the proposed new clay pantiles and new joinery details and finishes including the garage doors details of the form and staining of the weatherboarding should be agreed and approved by the Local Planning Authority shall be added to any consent granted, to ensure they are appropriate to the structure and the setting of the listed building.

8. **Trees Officer**-Raises no objections as the protected Sycamore tree (T21 ref 08/69) would not be compromised by the proposals. No tree protection details are required as the protected sycamore tree is sited between two structures with no access.

## **Representations**

9. None was received.

## **Planning Comments – Key Issues**

10. The key issues to consider in the determination of this application are the impact of the development upon the street scene and character and appearance of the Conservation Area, upon the setting of the listed building, upon the amenities of neighbouring properties and trees.

## **Impact upon Street Scene/Conservation Area**

11. The existing detached garage is set back from West End and lies well within the site. Given the proposed extension to the garage would result in a minimal extension to the front of the garage, with a slight increase in the ridge height and roof pitch, the proposal would not be excessively prominent in street scene views. The proposed

design of the garage extension would be simple and similar to the existing design, with the proposed materials consisting of weatherboarding and pantiles. The proposed extension is considered to preserve the character and appearance of the Conservation Area.

### **Setting of Listed Building**

12. The existing 20<sup>th</sup> century garage is of little historic interest and given the small extension proposed, would have a minimal impact upon the setting and historical significance of the Grade II listed dwelling. To ensure that that the proposed materials, details and finishes for the proposed extension to the garage are appropriate to the setting of the listed building, conditions shall be added to any consent granted to ensure the proposed clay pantiles and joinery details and finishes including the garage doors shall match the existing, with details of the staining of the weatherboarding of the garage to be submitted and approved in writing prior to commencement of any development.

### **Neighbour Amenity**

13. The existing garage lies to the west (side) of the common boundary with the neighbour at No. 9 West End. A 1.8 metre high beech hedge serves as the common boundary between the sites. The neighbouring property at No.9 lies roughly parallel with the garage and has no windows in the side (west) elevation which face towards the development site. Given the proposed extension and increase in the height to the garage would be minimal, and that the neighbouring dwelling is set away from the common boundary, the proposal is not considered to result in any loss of privacy, loss of light or be unduly overbearing and would therefore be acceptable in terms of neighbour amenity impact.

### **Trees**

14. A protected sycamore tree lies to rear of the garage. The proposed extension and alterations to the existing garage would result in no harm to the protected tree, and given its siting between the garage and structure within the rear garden would not require tree protection measures.

### **Conclusion**

15. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

### **Recommendation**

16. Approval, subject to the following conditions:-
  - i) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  - ii) The development hereby permitted shall be carried out in accordance with the following approved plans: 272/13/02.

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

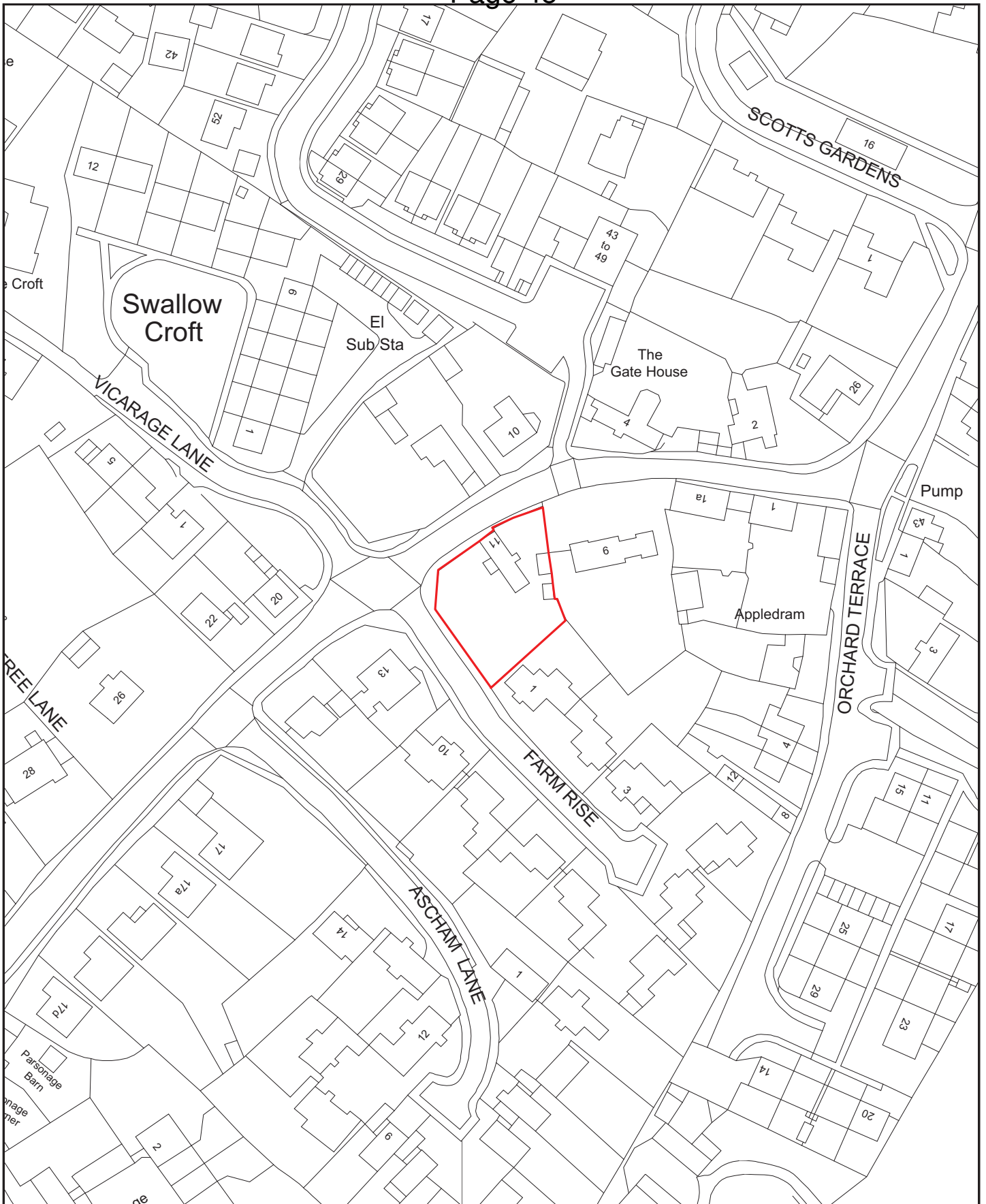
- iii) The proposed clay pantiles and joinery details and finishes used for the development works hereby permitted shall match those used for the existing garage or shall be approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in accordance with any approved details.  
(Reason - To ensure the appearance of the development is satisfactory in accordance with policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)
- iv) No development shall commence until details of the staining of the weatherboarding have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason – To ensure the appearance of the development is satisfactory in accordance with policies DP/2, DP/3 and CH/4 of the adopted Local Development Framework 2007.)

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007: District Design Guide SPD - Adopted March 2010, Trees & Development Sites SPD - Adopted January 2009, Listed Buildings: Works to or affecting the setting of – Adopted July 2009, Development Affecting Conservation Areas – Adopted January 2009.
- National Planning Policy Framework.
- Planning File References: S/1245/05/FL, S/1244/05/LB & S/1586/05/LB.

**Contact Officer:** Katie Christodoulides – Planning Officer  
Telephone: (01954) 713314





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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 June 2013

AUTHOR/S: Planning and New Communities Director

**ENFORCEMENT REPORT****Purpose**

- To inform Members about planning enforcement cases, as at 16<sup>th</sup> May 2013. Summaries of recent enforcement notices are also reported, for information.

**Enforcement Cases Received and Closed**

- | Period                       | Cases Received | Cases Closed |
|------------------------------|----------------|--------------|
| April                        | 48             | 60           |
| 1 <sup>st</sup> Qtr. 2013    | 108            | 133          |
| <b>2013 YTD</b>              | <b>156</b>     | <b>193</b>   |
| Q 1 (Jan – March) 2012       | 127            | 107          |
| Q 2 (April – June ) 2012     | 107            | 96           |
| Q 3 (July – September) 2012  | 98             | 148          |
| Q4 (October – December) 2012 | 125            | 110          |
| <b>2012 YTD</b>              | <b>457</b>     | <b>461</b>   |

**Enforcement Cases on hand:**

- Target 150
- Actual 99

**Notices Served**

- | Type of Notice             | Period     | Year to date |
|----------------------------|------------|--------------|
|                            | April 2013 | 2013         |
| <b>Enforcement</b>         | <b>0</b>   | <b>5</b>     |
| Stop Notice                | 0          | 0            |
| Temporary Stop Notice      | 0          | 0            |
| <b>Breach of Condition</b> | <b>0</b>   | <b>1</b>     |

S215 – Amenity Notice	2	2
Planning Contravention Notice	2	2
Injunctions	0	0
High Hedge Remedial Notice	0	0

#### Notices issued since the last Committee Report

6.

Ref. no.	Village	Address	Notice issued
01	Castle Camps	`East View Haverhill Road	Planning Contravention Notice
02	Stapleford	Hill Trees Babraham Road	Planning Contravention Notice

7. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.

8. Full details of enforcement cases can be found on the Councils Web-site

#### Updates on items outstanding from the disbanded Planning Enforcement Sub-Committee

9. Updates are as follows:

**a. Stapleford: Breach of Enforcement Notice on land adjacent to Hill Trees, Babraham Road.**

*Work still in progress regarding legal action relating to the current breach of enforcement. Additional concern rose since the March report regarding the stationing of a mobile home on the nursery land section and the importation of brick rubble to form a track to link the upper field to the main residence. Assessment to the Planning Contravention response and the site inspection 10<sup>th</sup> May 2013 has confirmed the breach of planning control relating to the engineering operation to the new track, and breaches relating to the planning enforcement notices.*

**b. Q8, Foxton**

*Planning application in preparation - No further update available at this time*

**c. Moor Drove, Histon**

*Application for two stables now validated, Site visited and consideration of application underway. No further update available at this time.*

**d. Whittlesford – Scrapyard**

Issues relating to mud on road are still being monitored. Matters' relating to noise are still being progressed currently through a planning application for

the boundary/acoustic fencing – Retrospective planning application scheme accepted in principal. Application now received.

A retrospective planning application is to be submitted for the weighbridge situated at the former fuels depot. No further update available at this time

### **Summary**

10. The number of enforcement cases investigated during the April period showed a 50% increase when compared to the same month in 2012. Year to date 2012 revealed that the overall number of cases was down by approximately 1.51% which equates to 7 cases.

The numbers of cases on hand are 34% below the expected maximum number of cases per enforcement officer for the same period.

11. In addition to the above work officers are also involved in the Tasking and Coordination group which deals with cases that affect more than one department within the organisation, including Environment Health, Planning, Housing, Anti-Social behaviour Officers, Vulnerable Adults and Safeguarding Children Teams.

**Background Papers: the following background papers were used in the preparation of this report:** None

**Contact Officer:** Charles Swain  
Principal Planning Enforcement Officer

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 June 2013

AUTHOR/S: Planning and New Communities Director

## APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as 24 May 2013. Summaries of recent decisions of importance are also reported, for information.

## Decisions Notified By The Secretary of State

Ref.no	Details	Decision	Decision Date
S/1891/12/FL	Mr C Judd 15 Hinton Road Fulbourn	Withdrawn	25/04/13
S/2376/12/FL	Mr & Mrs Deeks 2a Shelford Park Avenue Great Shelford Extensions	Dismissed	08/05/13
S/2527/12/FL	Mr & Mrs J Burton 2 Alstead Road Histon Demolition of garage, porch & utility and construction of 2 storey extension and increase drive width.	Dismissed	10/05/13
S/2292/12/FL	Mr W Young 5 Shearing Drive Lower Cambourne	Allowed	14/05/13
S/2455/11F	R L Jones 3 & \$ Falconer Court High Street Melbourn C of U from office to residential	Allowed	13/05/13
S/1370/12/FL	Mr M Davies 55 Hillside Orwell Bungalow, Garage & retain existing barn	Dismissed	13/05/13
S/0025/13/FL	Mr R Legge 59 Highfields Road Caldecote Rear Extension	Dismissed	15/05/13

**Appeals received**

3.

<b>Ref. no.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>
S/2096/12/FL	Mr & Mrs Jones Rear 94 Rampton Road Willingham Dwelling	Refused	05/04/13
S/2464/12/FL	Mr & Mrs A Riddell 2 Pyrethrum Way Willingham Front & Rear Dormer Windows	Refused	11/04/13
S/0639/12/FL	Mr S Pearson 11 Ermine Way Arrington	Refused	19/04/13
S/1529/12/FL	Mr & Mrs Clandillon The Lakes Twentypence Road Cottenham	Refused	30/04/13
S/0171/13/FL	Mrs B Lury 71 High Street Little Shelford Two storey rear extension	Refused	01/05/13
S/2411/12/FL	Mr C Gilpin 21 Church Street Haslingfield Pool house	Refused	17/05/13
S/0167/13/FL	Heddon Management Ltd, Land West 20 Church Street Ickleton Dwelling & Associated Works	Refused	17/05/13
S/0266/13/FL	Dr G Salvi 10 Mill Street Gamlingay Double Garage	Refused	21/05/13

**Local Inquiry and Informal Hearing dates scheduled before the next meeting on 5 June 2013.**

4.

<b>Ref. no.</b>	<b>Name</b>	<b>Address</b>	<b>Hearing</b>
S/0041/12/FL	Mrs K O'Brien	WaterLane Smithy Fen, Cottenham	12- February 2013 Offered



PLAENF.288	Mr Liao	47 Mayfield Way Great Cambourne	18 June 2013 Confirmed
S/2193/12/FL	Mr S Gardner	The Old Rectory Rectory Lane Kingston	2 July 2013 Confirmed
S/0824/12/FL	Mrs Saunders & Miss Wisson	Adj Cambridge Meridian Golf Club Comberton Road Toft	9 July 2013 Confirmed
S/1987/12VC PLAENF.423	Dr Sangray	Cadwin Nurseries 37a Rampton Road Willingham	16 July 2013 Offered
S/1987/12VC PLAENF.423	Dr Sangray	Cadwin Nurseries 37a Rampton Road Willingham	8 October 2013 Offered

### 5 Summaries of Appeals

5. None

**Background Papers:** the following background papers were used in the preparation of this report: None

**Contact Officer:** Nigel Blazeby – Development Control Manager  
Telephone: (01954) 713165

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